



Bolyfant Crescent, Whitnash, CV31
£325,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is delighted to present this two bedroom, semi-detached home in a quiet Whitnash crescent, offering landscaped gardens, conservatory, and single garage, with accommodation extending to approximately 635 sq ft.

Blending modern comfort with scope for remodelling, the property features a spacious sitting room with fireplace, contemporary kitchen, bright conservatory, and two generous bedrooms, alongside private gardens and driveway access.

Material Information:

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Council Tax: Band D

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Aug 25)

Mobile Coverage: Limited/Variable Coverage (Checked on Ofcom Aug 25) | Heating: Gas Central Heating

Listed: No | Tenure: Freehold







The Finer Details

Bolyfant Crescent is a well-presented and thoughtfully arranged, two bedroom semi-detached home set within a quiet crescent in the heart of Whitnash.

The property offers spacious and versatile living accommodation with scope for future remodelling, and is conveniently located for access to Leamington Spa town centre (1.8 miles) and Leamington Spa Train Station (2 miles).

Upon entering the property, a spacious entrance hall provides access to the ground floor living accommodation. The contemporary U-shaped kitchen is fitted with a range of integrated appliances and enjoys views through the conservatory towards the rear garden. A door leads directly into the conservatory, and for those wishing to create a more open-plan lifestyle, there is potential to remove the wall between the kitchen and sitting room to form a large, sociable living space.

The generous sitting room is set to the rear of the property and features a central electric fireplace, making it an inviting setting for relaxed evenings. Sliding doors open onto the full-width conservatory which floods the space with natural light and offers an additional area for dining or entertaining. From here, doors provide direct access onto the landscaped rear garden.

Located to the front of the property, the master bedroom enjoys a front aspect with views across the crescent and is fitted with a full range of built-in wardrobes spanning the width of the room. A good-sized second bedroom, also suitable as a double, completes the sleeping accommodation.

Externally, the landscaped rear garden has been designed for easy maintenance, with a generous paved terrace, mature trees and planting providing privacy. A useful side gate leads to the driveway, offering a practical solution for bin storage. The property further benefits from a semi-detached single garage, complete with power and direct access into the garden.



















About the Area

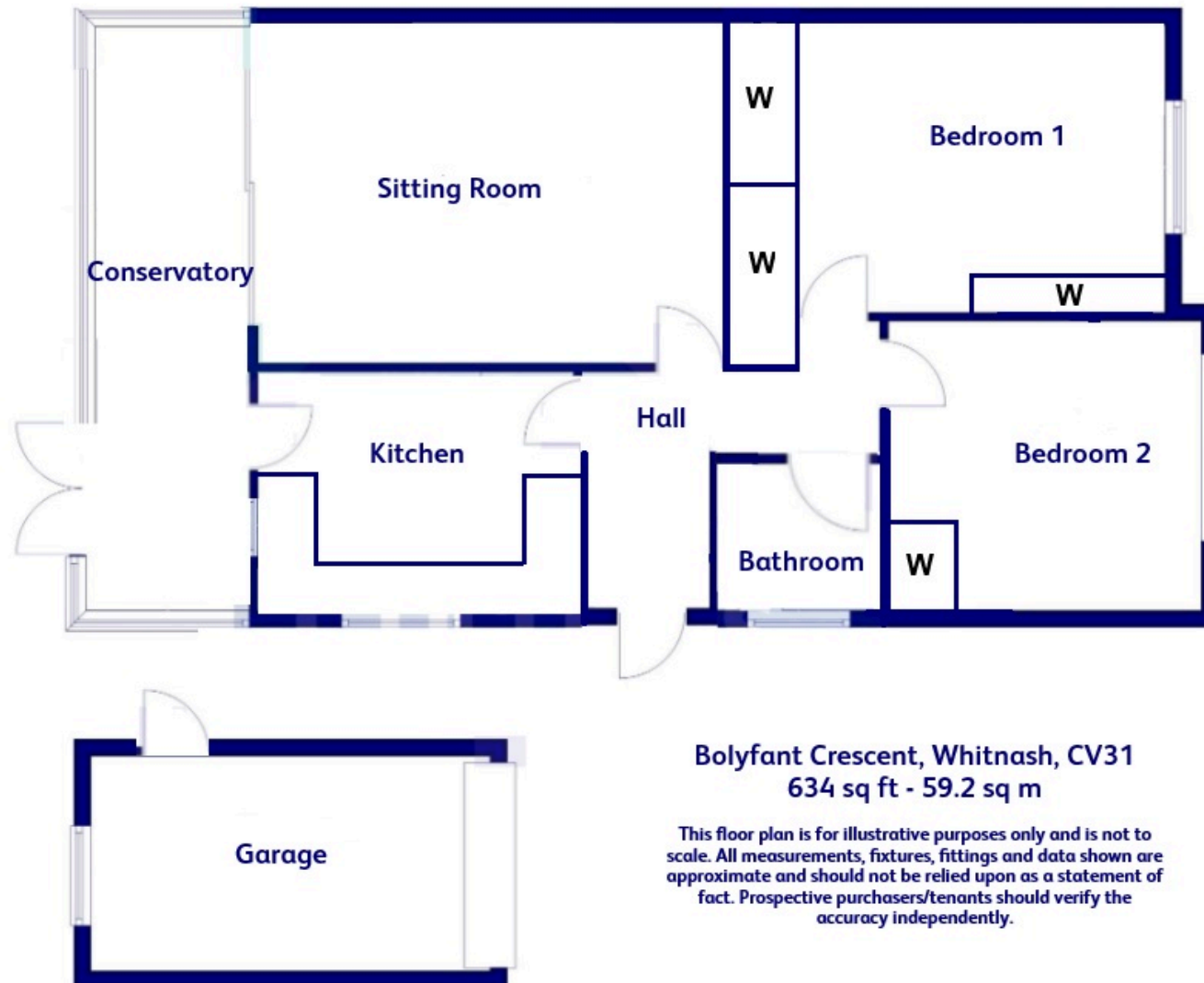
Bolyfant Crescent is ideally positioned in a peaceful residential area of Whitnash, offering easy access to local green spaces while remaining close to the amenities of Leamington Spa (1.8 miles), including its vibrant shops, restaurants and parks.

The area is well served by a number of highly regarded primary and secondary schools, both state and private. St Josephs Primary School (0.26 miles) and Briar Hill Infant School (0.6 miles) are within walking distance, while Campion School (1.1 miles), Kings High School for Girls (2.4 miles) and Warwick School (2.5 miles) are all easily accessible by road.

For commuters, Leamington Spa Train Station (2.4 miles) provides direct services to London Marylebone (1 hour 20 minutes) and Birmingham New Street (33 minutes). The M40 is within easy reach, offering excellent links to London and the wider West Midlands. Birmingham International Airport (25 miles) is approximately a 30 minute drive and offers a wide range of domestic and international flights.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





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634 sq ft - 59.2 sq m

This floor plan is for illustrative purposes only and is not to scale. All measurements, fixtures, fittings and data shown are approximate and should not be relied upon as a statement of fact. Prospective purchasers/tenants should verify the accuracy independently.





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